Jim Green (Email)

See below, several questions that have to do with practical execution of certain recommendations made in the white paper:

1. In the WP, we discuss the potential costs of performing the asset rating but there seems to be two components- one for the "ASHRAE 1.5-like" assessment and a second for some modeling of certain of the building's features (such as building envelope and mechanical system performance). What I think we have learned from the pilot is that the "ASHRAE 1.5-like" assessment could cost up to ~$25,000 for a 500,000 f^2 building. The cost of modeling would be in addition to that. As a result, I think one of the observations made during the pilot and in the WP is that these costs are expected to come down as more assessors join the market and incentive dollars become specifically targeted for building assessments. Does this sound accurate?

2. Is there a clearer way to explain how the building asset rating program will differentiate between a 75 year old building and a 5 year old building? One concern: how will a vintage building and a contemporary building falling in the same type class (say, commercial office) be perceived in the marketplace as a result of how the labeling process treats them individually?

3. The WP contemplates comparison among "similar buildings" and "accounting for different types" of buildings. Are these processes yet to be defined or is there some idea of how to accomplish?

4. Mention is made in several places of how energy performance incentives can be used to facilitate energy enhancements to a building. What form of linkage between availability of incentive dollars and initial building performance is envisioned? Will poorer performers qualify for greater incentive (because that is where max benefit may be)? Is it possible for that direct a link to established between performance and money?

5. Can an example of one component of an asset's rating and how that gets plotted against performance be provided to help illustrate the asset evaluation process? Are there other, simpler examples that can be used to explain this?